

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Beard and Hoshaw Co., Inc. 4121 Westerly Place #105 Newport Beach, CA 92660
OWNER L & P Pacific Teichert, 6355 Riverside Blvd., #C, Sac., CA 95831
PLANS BY Emil Benes Associates 14081 Yorba Street #232, Tustin, CA 95680
FILING DATE 10/29/86 **ENVIR. DET.** Neg Dec **REPORT BY** JJP/vf
ASSESSOR'S PCL. NO. 031-0203-001

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to develop a 145 unit apartment complex in the R-2B-PUD zone and LPPT PUD
 - C. Variance to reduce 15 ft. rear yard setback to five feet
 - D. Variance to reduce the 15 ft. interior side yard setback requirement of the LPPT PUD Guidelines for carports to 10 Ft.

LOCATION: Southwest corner of Rush River Drive and Lake Front Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 145 unit apartment complex with an navigable water feature in the LPPT-PUD zone

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1978 South Pocket Community
 Plan Designation: Low Density, Multiple Family
 Existing Zoning of Site: R-2B PUD
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1 PUD	Front:	25'	25'
South: Vacant; R-1A, R-1 PUD	Side (Int):	5'	15'
East : Vacant, Lake; R-1A, A-OS PUD	Side (St) :	25'	25'
West : Vacant; R-2B-R	Rear:	15'	5'

Parking Required:	218 spaces	Parking Ratio: 1.5 spaces per unit
Parking Provided:	218 spaces	
Property Dimensions:	Irregular	
Property Area:	6.7+ acres	
Density of Development:	21.6 d.u. per acre	
Square Footage of Building:	Plan A	1 br/1ba 780 Sq. Ft.
	Plan B	1 br/1ba/loft 1,100 Sq. Ft.
	Plan C	2 br/2ba 992 Sq. Ft.
	Plan D	2 br/2ba/loft 1,312 Sq. Ft.
	Plan E	2 br/2ba
		Townhouse 1,552 Sq. Ft.
Height of Building:	33 Ft.	
Street Improvements:	Existing	
Utilities:	Existing	

Exterior Building Materials: Horizontal
Lap Siding
Roof Material: Concrete Tile
Exterior Colors: Blue and Gray Tones with White Trim

Background Information: The subject site is a portion of the LPPT Planned Unit Development which was approved by the City Council on August 27, 1985 (P85-165). The PUD was approved for a mixture of residential densities and housing types, a private lake and neighborhood commercial. To date, five single family residential subdivisions have been approved or are currently under review. The applicant's proposal is the first request for development of one of the multiple family sites in the PUD area.

Project Evaluation: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a 6.7+ acre vacant, corner lot located in the Garden Apartment (R-2B-PUD) zone and LPPT Planned Unit Development. Surrounding land uses include vacant land designated for a day care center to the north; a portion of the lake and future single family residential to the south; vacant land designated for townhouse development to the east; and vacant land zoned Garden Apartment (R-2B-R) to the west. The site is designated for Low Density Multiple Family use in the 1978 South Pocket Community Plan and as a Garden Apartment site on the LPPT PUD Schematic Plan.

The applicant proposes to construct a 145 unit apartment complex on the site to be known as The Landing at Riverlake (Exhibits A-F). The project includes a navigable water feature which will allow residents to have lake access and the opportunity to tie-up personal boats at private docks in the complex. Proposed density for the project is 21.6 dwelling units per acre. Staff finds that the proposed complex conforms with the Community Plans and Schematic Plan designations for the site.

B. Site Plan Design

The applicant has designed the apartment project to take advantage of the subject site's proximity to the lake. The Recreation Center is located adjacent to the shores of the lake and will dock boats at the center for the use of apartment residents. The Recreation Center will also include exercise room, pool, sauna, spa, lounge and a private beach. Twenty (20) apartment units are also located five feet from the south property line and directly overlook the lake. The applicant is requesting a variance to reduce the required 15 foot rear yard setback to a minimum of five feet for these apartment units. The purpose of the rear yard setback requirement is to provide a setback for light, air and safety distance between proposed apartment uses and adjacent uses. As the existing lake will provide a minimum 80 foot setback between the apartment complex and future single family residences in the Handover Bend Subdivision to the south, Staff has no objection to the variance request.

The multiple family design criteria of the LPPT PUD Guidelines requires that covered parking spaces be a minimum of 15 feet from the interior property line and uncovered

spaces, a minimum of 10 feet from the property line. The purpose of this requirement is to provide a noise and visual buffer for any residential uses that may be located adjacent to the parking area. The applicant has designed the project with the required setbacks; however, the applicant is requesting a variance to the PUD Guidelines to allow the carports to be located a minimum of 10 feet from the west property line. The purpose of the variance is to increase the width of the interior waterway and provide more landscaping in this area. The additional five feet will also increase the distance between structures along either side of the waterway and help eliminate the canyon-like effect created by the closeness of the two story structures in this area. Staff research indicates that preliminary plans approved for the adjacent multiple family site to the west indicate that parking will be located adjacent to the subject site with the apartment units located at the opposite side of the site (P84-433, see Exhibit G). A masonry wall will also be constructed along this property line by the applicant. Staff finds that the proposed reduction in setback, for the carports, will not have an adverse effect on the adjacent property and has no objections to the variance request.

The applicant has also located carports adjacent to the landscaped setback along Lake Front Drive. The applicant, on a previous project in the South Natomas area, (P85-128 Stonecreek Apartments), used a combination of a cobblestone half wall with berming in front of the carports to effectively screen the carports from the adjacent street. Staff finds this screening attractive and recommends that the same treatment be used in the 25 foot landscape setback along Lake Front Drive.

One of the 10 unit apartment structures and the end units of a second structure have their entrances oriented to Rush River Drive. In order to discourage resident and visitor parking along this street, Staff recommends that a wrought iron fence or combination of fence and berming be located in this setback area.

Seven trash enclosures, with a total of 13 bins, are indicated on the submitted site plan. The enclosures will follow the requirements of the PUD Guidelines. Where possible, Staff recommends that the one bin enclosure be increased to two bin enclosures.

The site plan indicates two detached project identification signs. These signs are subject to the requirements of the PUD Guidelines and City Sign Ordinance.

Two hundred, eighteen (218) parking spaces are indicated on the site plan. One hundred, forty-five (145) of these spaces are covered. These spaces meet the minimum 1.5 spaces per unit required by the PUD guidelines. The site plan also indicates one parallel parking space. This space shall either be removed or conform to City requirements for parking stalls. the applicant intends to provide one enclosed bicycle parking space for each unit adjacent to their patio area.

C. Building Design

The proposed buildings are two-story (33 feet high) and have a variety of unit types including one and two story units with lofts and townhouse units. Each unit type will have fireplaces, water-side patio and/or balcony and washer and dryer hook-ups.

The building exteriors are proposed to be hardboard, horizontal lap siding with wood trim and concrete tile roofing. Proposed colors are blue and gray tones with white trim. Staff finds the proposed buildings to be attractively designed and compatible with future residential uses proposed in the surrounding area.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit to develop a 145 unit apartment complex, subject to Conditions and based upon Findings of Fact, which follow;
- C. Approval of the variance to reduce the 15 foot rear yard setback to five feet based upon Findings of Fact, which follow; and
- D. Approval of the variance to reduce the 15 foot side yard setback for carports to 10 feet based upon Findings of Fact which follow:

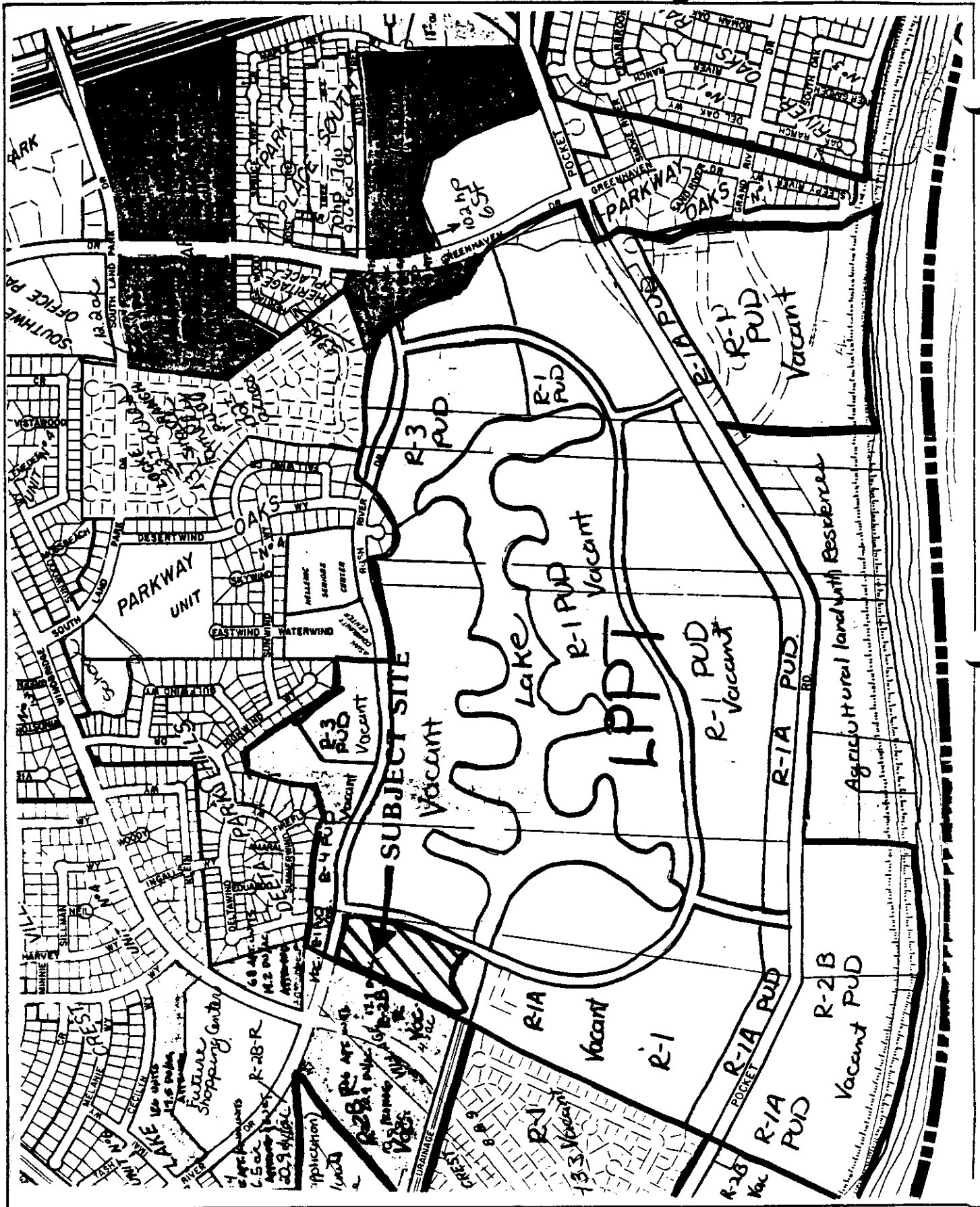
Conditions - Special Permit

- 1. Carport roofs shall have wood trim and similar colors to the residential units subject to Planning Staff review and approval prior to issuance of building permits;
- 2. Plans for the six foot high, solid masonry wall adjacent to the west property line, shall be submitted for the review and approval of the Planning Director prior to issuance of building permits;
- 3. Revised landscape, shading and irrigation plans shall be submitted for Planning Staff review and approval prior to issuance of building permits. Plans shall indicate four foot high undulating berms in the setback areas adjacent to Rush River and Lake Front Drives, and a cobblestone half wall/berm combination in the setback area adjacent to Lake Front Drive;
- 4. The applicant shall work with Planning Staff to discourage resident/visitor parking along Rush River Drive by providing a wrought iron fence and/or landscape barrier in the 25 foot setback area along the north property line.
- 5. Trash enclosure design shall follow the PUD Guideline requirements and be subject to Staff review and approval. Where possible, one bin enclosure shall be increased to two bin enclosures;
- 6. Project identification signs shall be subject to Planning Director review and approval prior to issuance of sign permits;
- 7. The parallel parking space indicated on the site plan shall either be removed or conform to City requirements for parking stalls;

8. The project shall comply with all applicable regulations of the LPPT PUD Guidelines;
9. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed apartment complex is compatible with proposed single family and multiple family development for the area;
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking and landscaping shall be provided;
 - b. a six foot high solid masonry wall will be located between the two multiple family uses and act as a noise and visual buffer;
 - c. adequate building setbacks between the proposed apartment complex and future residential uses will be provided.
3. The proposed variances do not constitute use variances in that apartment complexes are allowed in the Garden Apartment Zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Low Density Multiple Family use by the 1978 South Pocket Community Plan and the proposed apartment use conforms with the plan designation.



VICINITY - LAND USE - ZONING

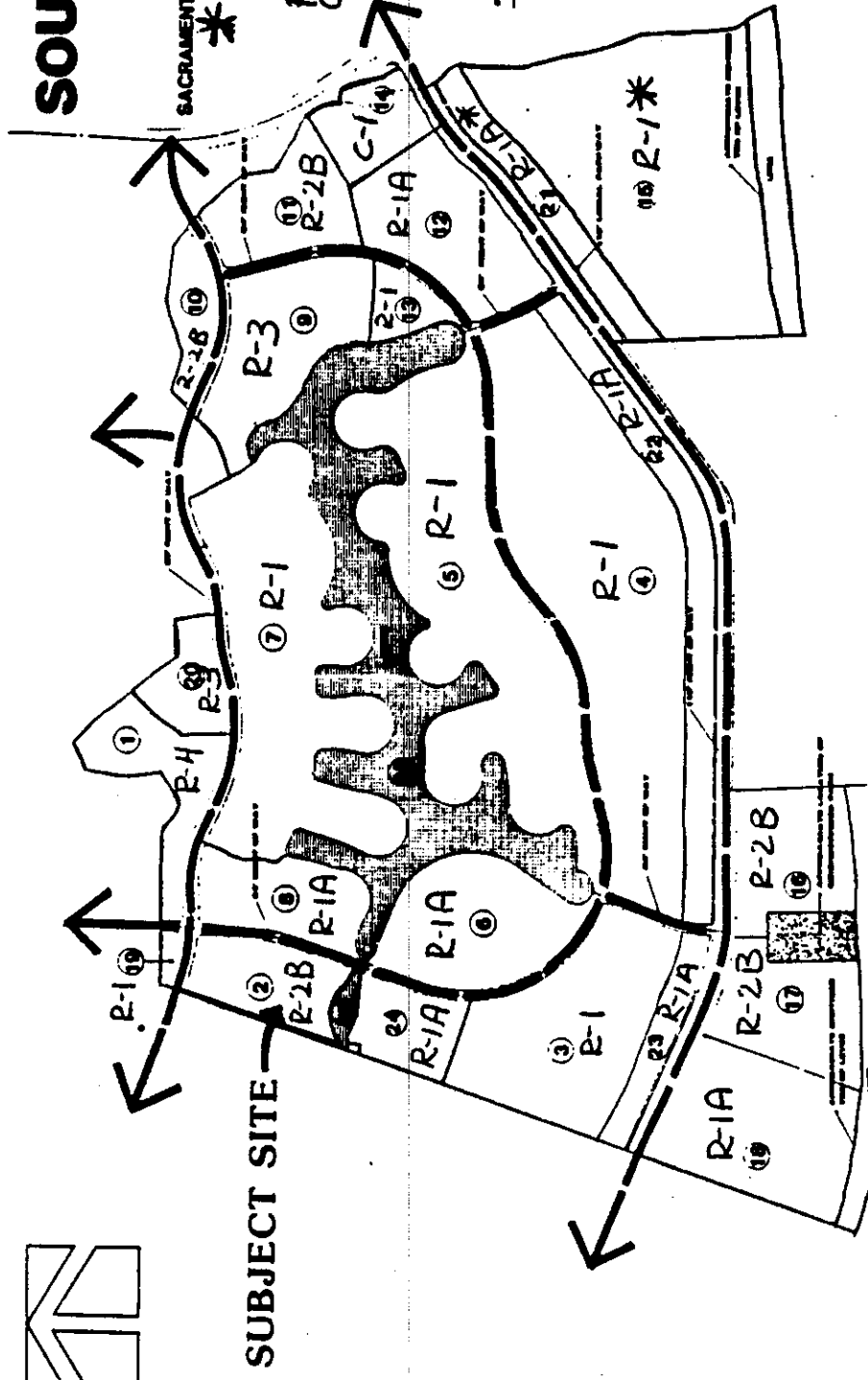
12-4-86

98-4-1

427

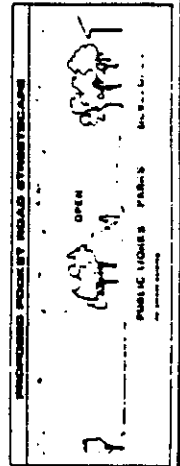
SOUTH POCKET L.P.P.T.

SACRAMENTO CALIFORNIA
*Zoning for sites
15 and 21 have
previously been
approved under
P85-164 (Dutra Ranch)



NOTE INFORMATION

NO.	DESCRIPTION	AREA	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19



SCHEMATIC PLAN LAND USE EXHIBIT

LAND PLANNER
ANTHONY M. SUZZANO
AND ASSOCIATES INC.
2000 UNIVERSITY AVENUE, SUITE 100
SACRAMENTO, CALIFORNIA 95833

THE SPINK CORPORATION
2000 UNIVERSITY AVENUE, SUITE 100
SACRAMENTO, CALIFORNIA 95833

EXHIBIT A

BEARD & HOSHAW
 ARCHITECTS
 1001 W. 10th St. Suite 101
 Oklahoma City, Oklahoma 73101
 Telephone: (405) 233-1111
 FAX: (405) 233-1112

PROJECT: THE LANDING AT RIVERLAKES
 1001 W. 10th St., Oklahoma City, Oklahoma

SITE PLAN

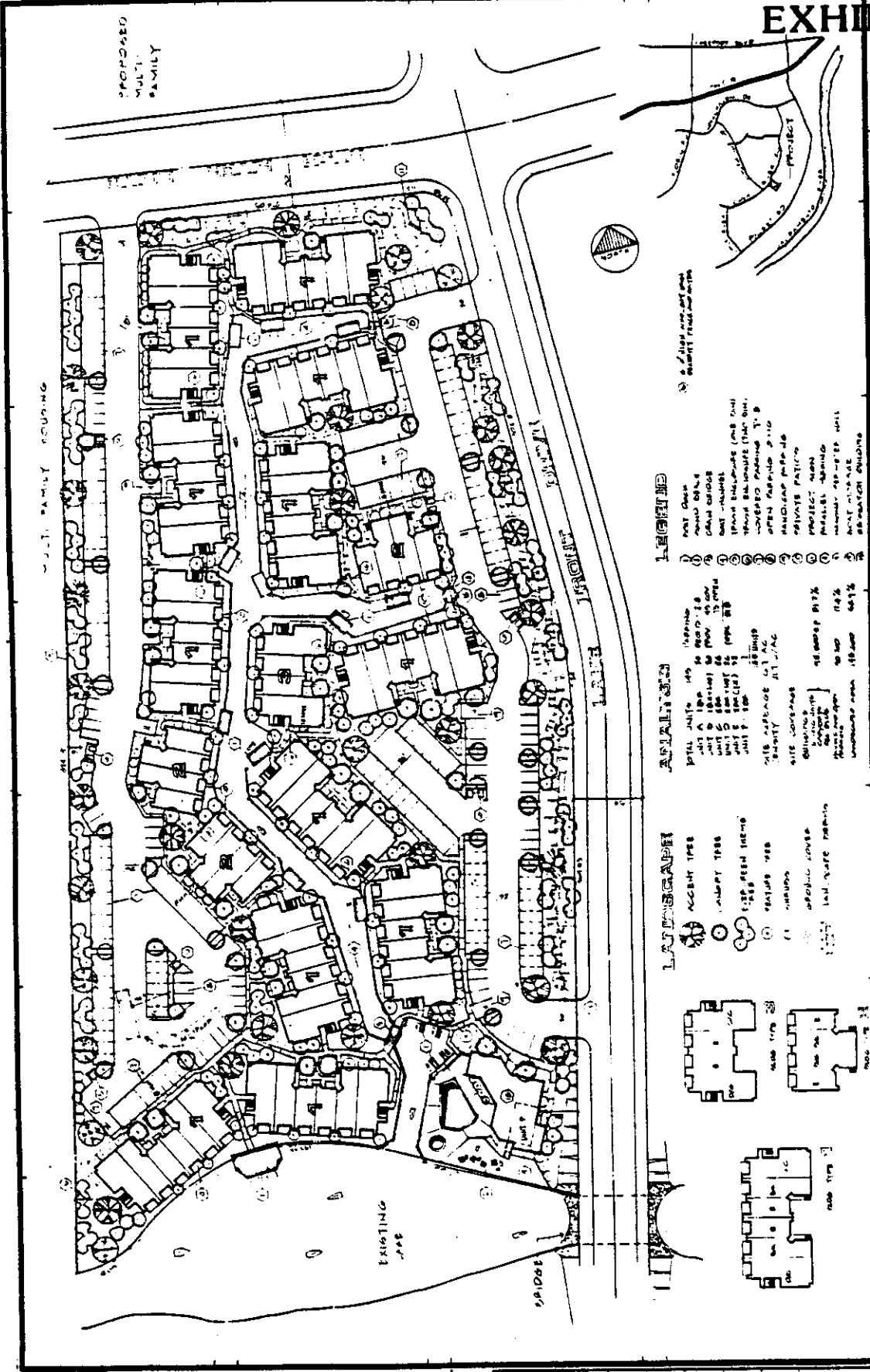
CLIENT: BEARD & HOSHAW

DATE: 08/20/00

SCALE: 1/8" = 1'-0"

PROJECT NO.: 00-001

SHEET NO.: 1



LEGEND

1 UNIT TYPE
 2 UNIT TYPE
 3 UNIT TYPE
 4 UNIT TYPE
 5 UNIT TYPE
 6 UNIT TYPE
 7 UNIT TYPE
 8 UNIT TYPE
 9 UNIT TYPE
 10 UNIT TYPE
 11 UNIT TYPE
 12 UNIT TYPE
 13 UNIT TYPE
 14 UNIT TYPE
 15 UNIT TYPE
 16 UNIT TYPE
 17 UNIT TYPE
 18 UNIT TYPE
 19 UNIT TYPE
 20 UNIT TYPE
 21 UNIT TYPE
 22 UNIT TYPE
 23 UNIT TYPE
 24 UNIT TYPE
 25 UNIT TYPE
 26 UNIT TYPE
 27 UNIT TYPE
 28 UNIT TYPE
 29 UNIT TYPE
 30 UNIT TYPE

LANDSCAPE

1 ACRES
 2 ACRES
 3 ACRES
 4 ACRES
 5 ACRES
 6 ACRES
 7 ACRES
 8 ACRES
 9 ACRES
 10 ACRES
 11 ACRES
 12 ACRES
 13 ACRES
 14 ACRES
 15 ACRES
 16 ACRES
 17 ACRES
 18 ACRES
 19 ACRES
 20 ACRES
 21 ACRES
 22 ACRES
 23 ACRES
 24 ACRES
 25 ACRES
 26 ACRES
 27 ACRES
 28 ACRES
 29 ACRES
 30 ACRES

ANALYSIS

TOTAL UNITS: 145
 UNIT A: 10
 UNIT B: 10
 UNIT C: 10
 UNIT D: 10
 UNIT E: 10
 UNIT F: 10
 UNIT G: 10
 UNIT H: 10
 UNIT I: 10
 UNIT J: 10
 UNIT K: 10
 UNIT L: 10
 UNIT M: 10
 UNIT N: 10
 UNIT O: 10
 UNIT P: 10
 UNIT Q: 10
 UNIT R: 10
 UNIT S: 10
 UNIT T: 10
 UNIT U: 10
 UNIT V: 10
 UNIT W: 10
 UNIT X: 10
 UNIT Y: 10
 UNIT Z: 10

NOTES:

1. ALL UNITS SHALL BE CONSTRUCTION GRADE.

2. ALL UNITS SHALL BE CONSTRUCTION GRADE.

3. ALL UNITS SHALL BE CONSTRUCTION GRADE.

4. ALL UNITS SHALL BE CONSTRUCTION GRADE.

5. ALL UNITS SHALL BE CONSTRUCTION GRADE.

6. ALL UNITS SHALL BE CONSTRUCTION GRADE.

7. ALL UNITS SHALL BE CONSTRUCTION GRADE.

8. ALL UNITS SHALL BE CONSTRUCTION GRADE.

9. ALL UNITS SHALL BE CONSTRUCTION GRADE.

10. ALL UNITS SHALL BE CONSTRUCTION GRADE.

11. ALL UNITS SHALL BE CONSTRUCTION GRADE.

12. ALL UNITS SHALL BE CONSTRUCTION GRADE.

13. ALL UNITS SHALL BE CONSTRUCTION GRADE.

14. ALL UNITS SHALL BE CONSTRUCTION GRADE.

15. ALL UNITS SHALL BE CONSTRUCTION GRADE.

16. ALL UNITS SHALL BE CONSTRUCTION GRADE.

17. ALL UNITS SHALL BE CONSTRUCTION GRADE.

18. ALL UNITS SHALL BE CONSTRUCTION GRADE.

19. ALL UNITS SHALL BE CONSTRUCTION GRADE.

20. ALL UNITS SHALL BE CONSTRUCTION GRADE.

21. ALL UNITS SHALL BE CONSTRUCTION GRADE.

22. ALL UNITS SHALL BE CONSTRUCTION GRADE.

23. ALL UNITS SHALL BE CONSTRUCTION GRADE.

24. ALL UNITS SHALL BE CONSTRUCTION GRADE.

25. ALL UNITS SHALL BE CONSTRUCTION GRADE.

26. ALL UNITS SHALL BE CONSTRUCTION GRADE.

27. ALL UNITS SHALL BE CONSTRUCTION GRADE.

28. ALL UNITS SHALL BE CONSTRUCTION GRADE.

29. ALL UNITS SHALL BE CONSTRUCTION GRADE.

30. ALL UNITS SHALL BE CONSTRUCTION GRADE.

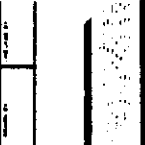
12-4-88

08-4-88

08-4-88

EMIL BENE ASSOCIATE
ARCHITECTURE & PLANNING
1111 TRUCKEE BL. SUITE 110
FARMINGTON, UTAH 84201
PHONE: 801-734-1111 FAX: 801-734-1112

PROJECT NO. 1048
DATE 12-4-86



CONCRETE FLOOR

NO.	DESCRIPTION	DATE

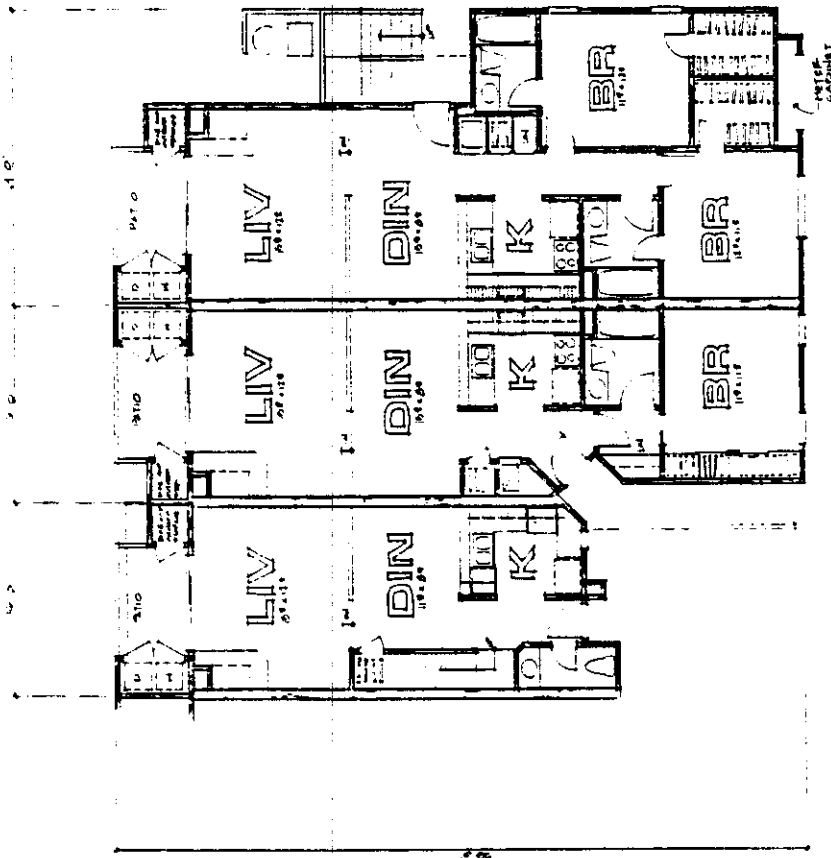
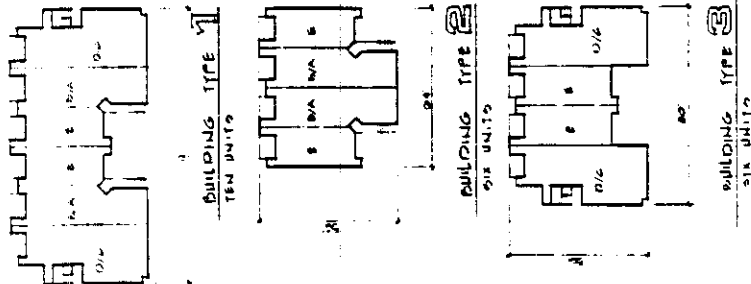
PROJECT
**THE LANDING
AT
RIVERLAKE**
SALT LAKE CITY, UT

CLIENT
**BEARD
&
HOSHAW**
SALT LAKE CITY, UT

DRAWING TITLE
**UNIT PLAN'S
FIRST FLOOR**

SCALE	DATE
1/8" = 1'-0"	12-4-86
PROJECT NO.	1048
SHEET NO.	2

EXHIBIT B



PLAN C
192 SQ. FT.
2 BR / 2 BA - ADAPTABLE

PLAN A
180 SQ. FT.
1 BR / 1 BA - ADAPTABLE

PLAN E
1048 SQ. FT.
2 BR / 2 BATH

FIRST FLOOR

1048-421

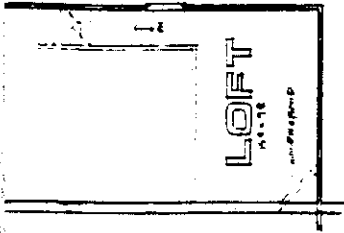
12-4-86

--	--	--	--	--	--	--	--	--	--

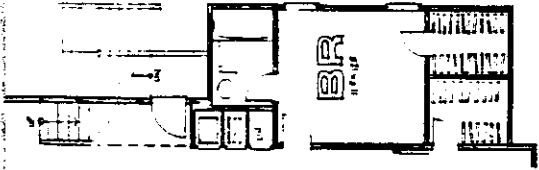
#100

NO.	REVISION	DATE
PROJECT THE LANDING AT RIVERLAKES SACRAMENTO, CA		
CLIENT BEARD & HOSHAW STANFORD PARK, CA		
DRAWING TITLE UNIT PLANS SECOND FLOOR		
DRAWING NO. 100-10-01		
DATE	BY	CHK
7/21/04		

EXHIBIT C



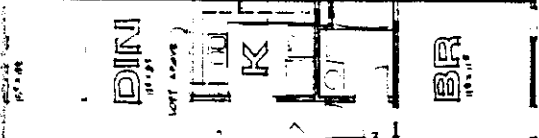
PLAN B & D
100' x 10' FT



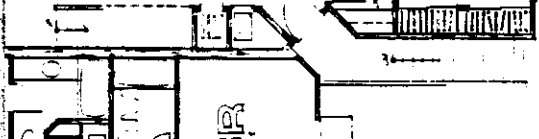
PLAN D
114' x 14' FT
2 BR / 2 BA & LOFT



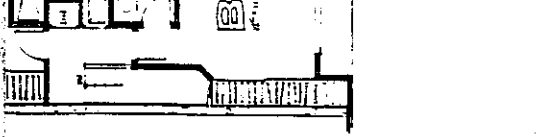
PLAN B
114' x 14' FT
1 BR / 1 BA & LOFT



PLAN E
110' x 14' FT



PLAN B
114' x 14' FT
2 BR / 2 BA & LOFT



SECOND FLOOR

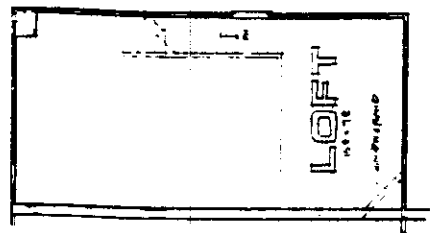
124-86

SCALE	
DATE	
BY	
CHK	

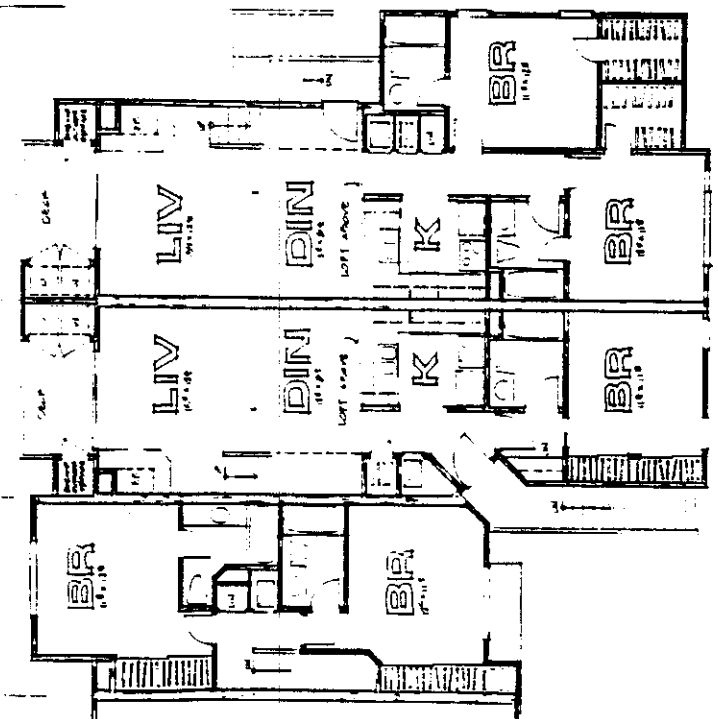
#22

PROJECT	THE LANDING AT RIVERLAKES
CLIENT	BEARD & HOSHAW
ARCHITECT	BEARD & HOSHAW
DATE	10/20/00
SCALE	1/8" = 1'-0"
UNIT PLAN	SECOND FLOOR
NO.	1

EXHIBIT C



PLAN B&D
19'0" x 40'0"



PLAN B
7'0" x 42'0"

PLAN D
11'0" x 44'0"

PLAN E
9'0" x 40'0"

SECOND FLOOR

P86-

124.86

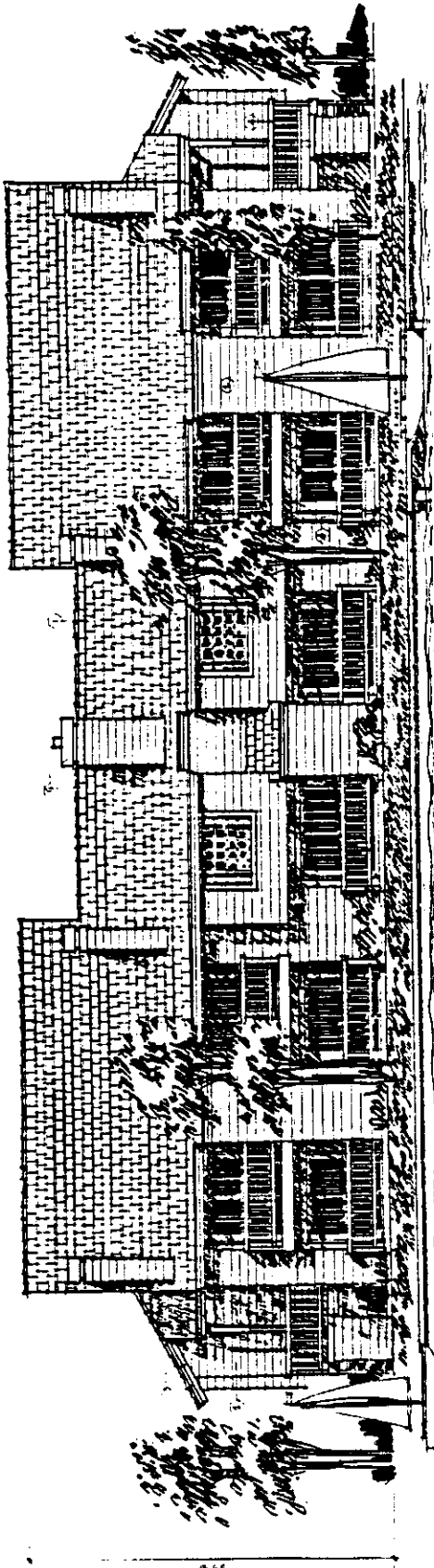
DATE	10/20/00
BY	BEARD & HOSHAW

122

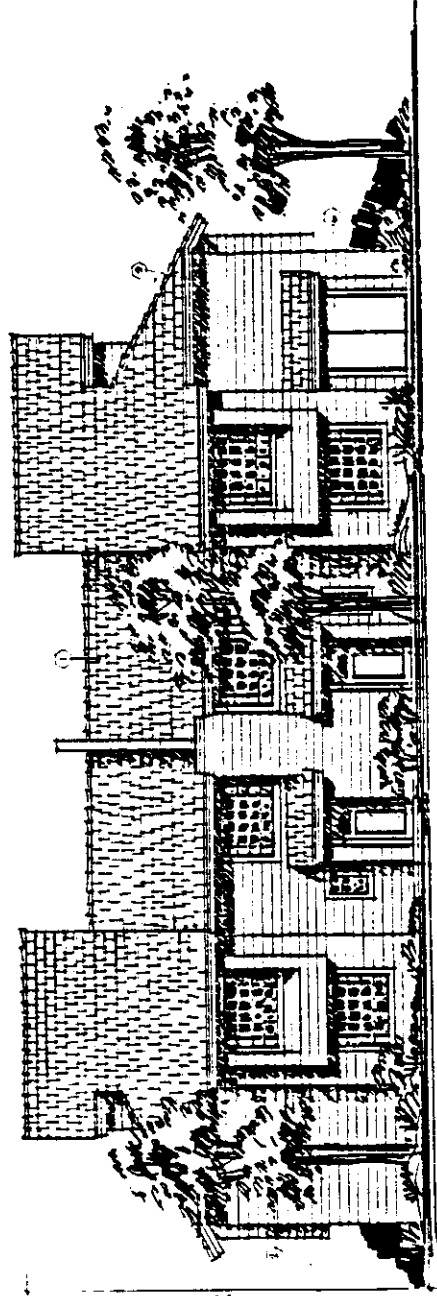
THE BEARD ASSOCIATE ARCHITECTS & ENGINEERS 14311 TORREY BLVD. SUITE 110 LANTANA, CA 92035 PHONE 714-761-1100		PROJECT NO. 12-4-86 SHEET NO. 4
PROJECT THE LANDING AT RIVERLAKES LANTANA, CA		CLIENT BEARD & HOSHAW 14311 TORREY BLVD., CA
DRAWING TITLE EXTENSION ELEVATIONS		DRAWING NO. 12-4-86-4

EXHIBIT D

- REVISIONS**
- 1. CORRECTED FOR ADDRESS
 - 2. DIMENSIONS REVISITED AND SHOWN
 - 3. WINDOW REVISION
 - 4. WINDOW REVISION
 - 5. SLOPE CORRECTED AND
 - 6. SEE REVISION INSTRUCTIONS



BUILDING TYPE 1 - CHANNEL ELEVATION



BUILDING TYPE 2 - ENTRY ELEVATION

086-421

12-4-86

PROJECT NO.	12-4-86
SHEET NO.	4
DRAWING DATE	

#22

THE BEARD ASSOCIATES
ARCHITECTS & PLANNERS
1001 YORK ST. SUITE 11
LITTLE ROCK, AR 72202
PHONE 501-782-2200

PROJECT NO. 98-4-21
DATE 12-4-98

CLIENT
THE LANDING AT RIVERLAKE
MCKINNEY, TX

CLIENT
BEARD & HOSHAW
MEMPHIS, TN

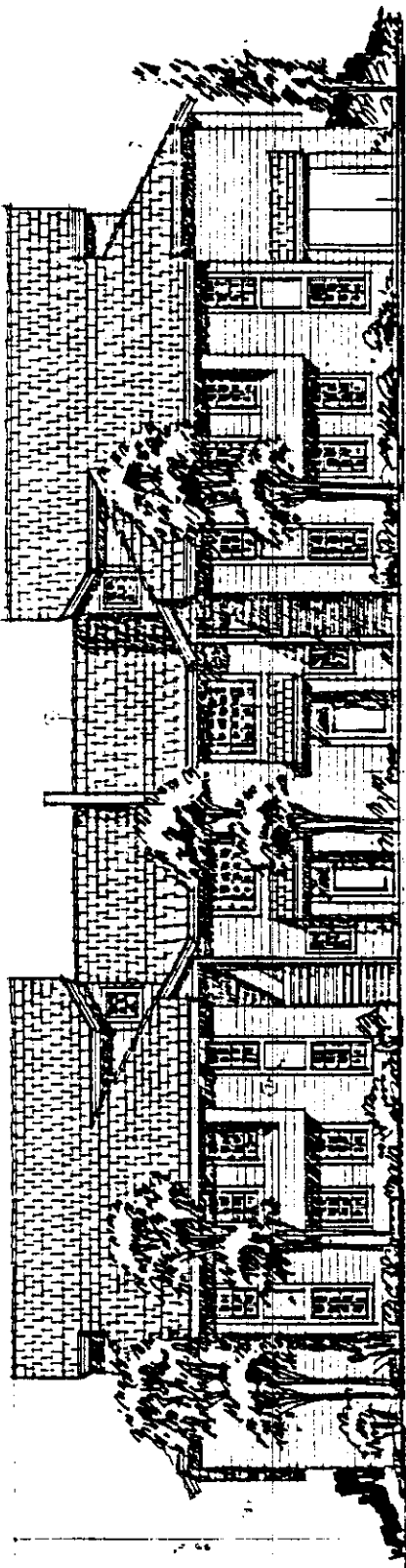
PROJECT
THE LANDING AT RIVERLAKE
MCKINNEY, TX

CLIENT
BEARD & HOSHAW
MEMPHIS, TN

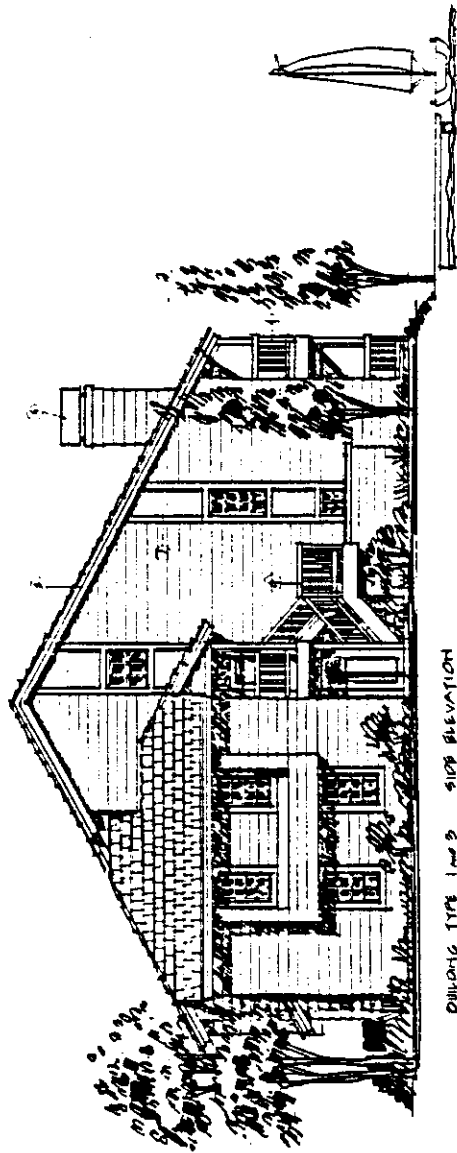
DRAWING TITLE
EXTERIOR ELEVATIONS

DATE 12-4-98
PAGE 5

EXHIBIT E



PILING TYPE 1 ENTRY ELEVATION



PILING TYPE 1 AND 2 SIDE ELEVATION

- LEGEND
- 1. REMOVE THE COPING
 - 2. REPAIR/REPLACE BRICKWORK
 - 3. REPAIR SIDING
 - 4. REPAIR ROOF
 - 5. ADD BRICK CHIMNEY CAP
 - 6. BRICK ROOF BRICKWORK
 - 7. LANDSCAPE ADJUSTMENTS

126-98d

98-4-21

PROGRESS PLAN
SCALE 1/8" = 1'-0"

RFH

P86-421

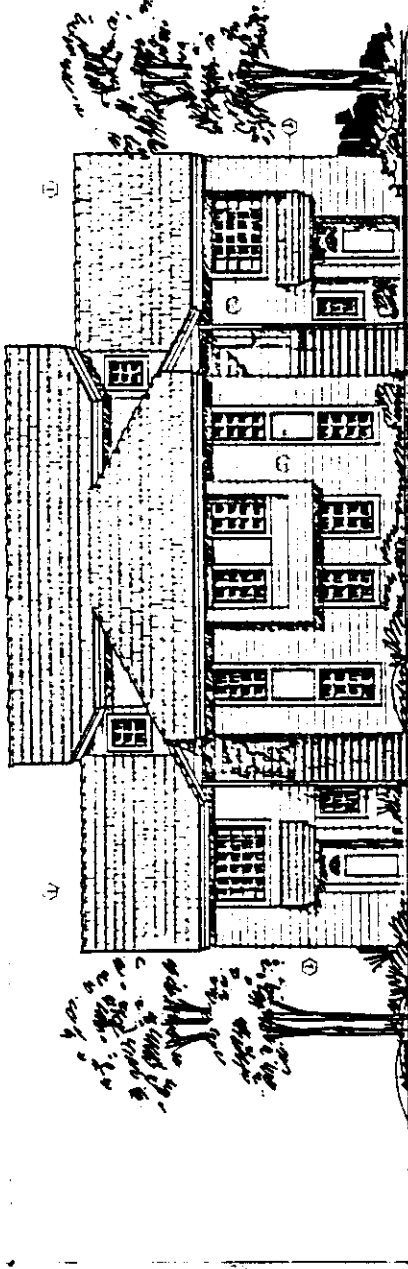
12-4-86

422

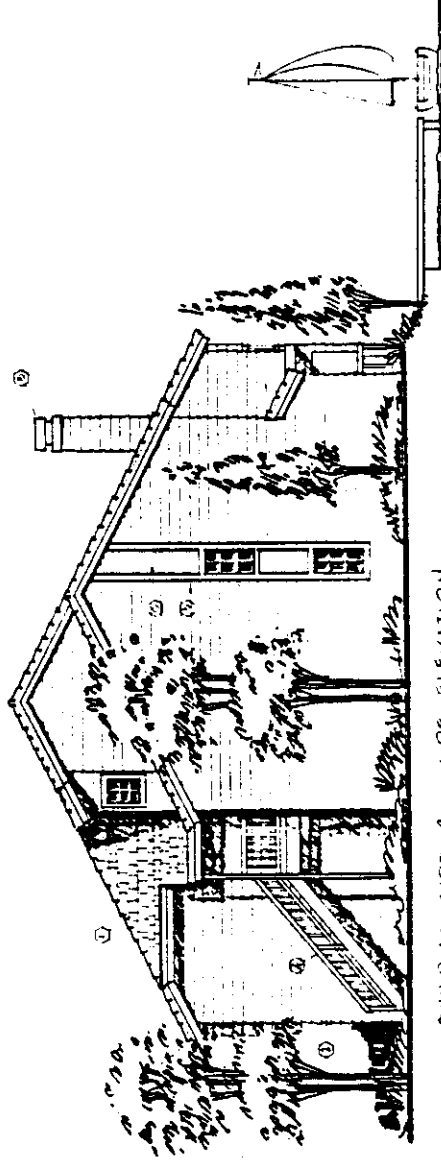
LAND SERVICE ASSOCIATION 1000 W. 10TH ST. SUITE 100 DENVER, CO 80202		CONTRACT NO. _____ DATE _____
PROJECT THE LANDING AT RIVERLAKES MADRID, CA	ARCHITECT BEARD & HOSHAW BEVERLY BEACH, CA	DRAWING TITLE ELEVATION
SHEET NO. _____ TOTAL SHEETS _____	DRAWING NO. _____ DATE _____	SCALE _____ 6

EXHIBIT F

- LEGEND
- 1 CONCRETE TILE ROOF
 - 2 HORIZONTAL BOARDING AT 60/10
 - 3 HORIZONTAL BOARDING AT 60/10
 - 4 HORIZONTAL BOARDING AT 60/10
 - 5 HORIZONTAL BOARDING AT 60/10
 - 6 HORIZONTAL BOARDING AT 60/10



BUILDING TYPE 2 ENTRY ELEVATION



BUILDING TYPE 2 SIDE ELEVATION

DATE PLOTTED	12-4-86
BY	_____
CHECKED BY	_____
SCALE	AS SHOWN

GE SHOPPING
CENTER

WINDBRIDGE

ADJACENT
MULTI FAMILY
DEVELOPMENT

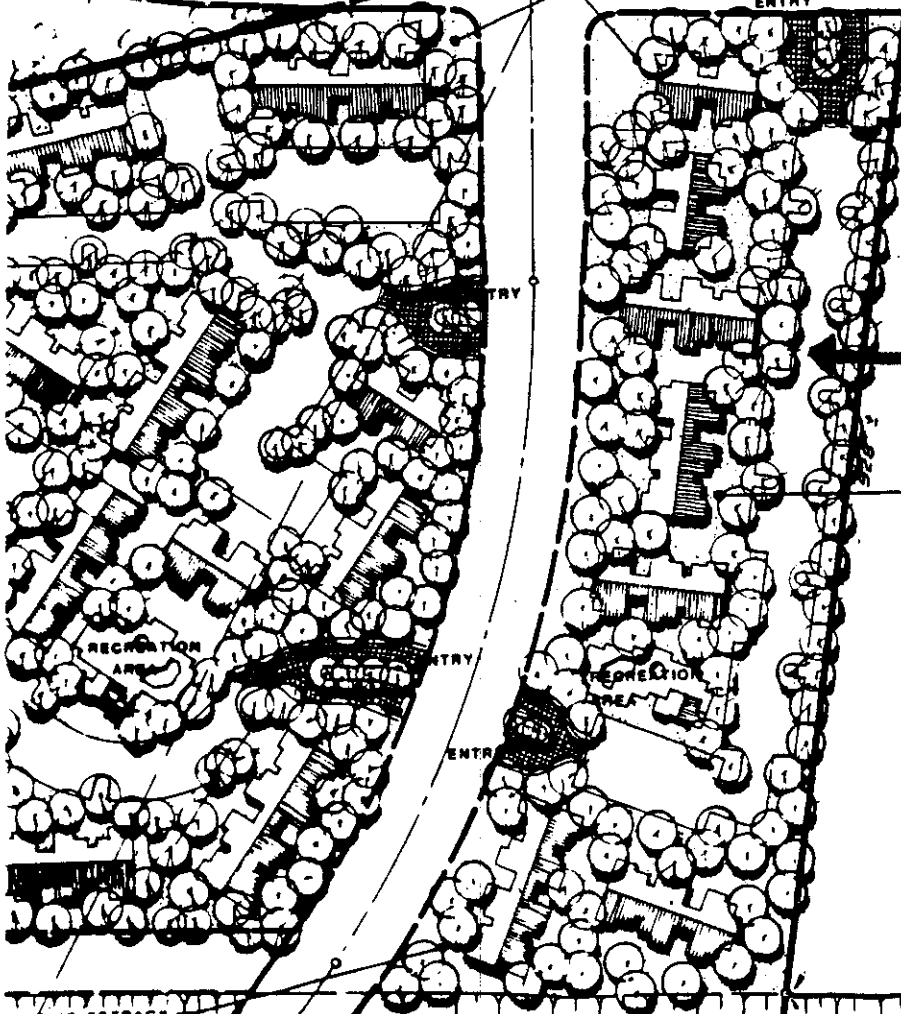
↑ North

EXHIBIT G

SEE PS4-348
LOT LINE ADJUSTMEN

DRIVE

MIN. 25' LANDSCAPED AND BUILDING SETBACK
ENTRY



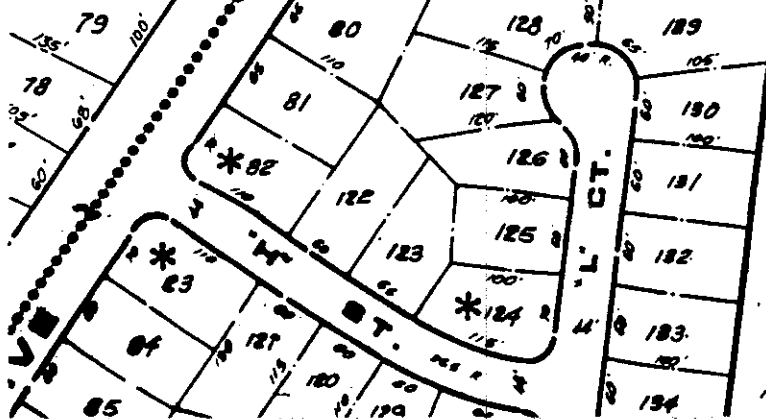
ADJACENT
MULTIPLE FAMILY

LOT B
78 D.U.

SUBJECT SITE

MIN. 25' SETBACK

CANAL



12-4-86

12-4-86

#22